

179.0

0006

0023.C

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,035,800 / 1,035,800

APPRAISED: 1,035,800 / 1,035,800

USE VALUE: 1,035,800 / 1,035,800

ASSESSED: 1,035,800 / 1,035,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
498		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OVERSTREET CRAIG CECIL
Owner 2:	LYN PATRICK
Owner 3:	

Street 1: 498 APPLETON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: FITZGERALD WILLIAM P III/LORI -

Owner 2: -

Street 1: 498 APPLETON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 11,886 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Clapboard Exterior and 2200 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11886		Sq. Ft.	Site		0	70.	0.65	6									543,609						543,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							198108
							GIS Ref
							GIS Ref
							Insp Date
							07/13/18

PREVIOUS ASSESSMENT										Parcel ID	179.0-0006-0023.C	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	492,200	0	11,886.	543,600	1,035,800	1,035,800	Year End Roll			12/18/2019
2019	101	FV	384,200	0	11,886.	535,800	920,000	920,000	Year End Roll			1/3/2019
2018	101	FV	384,200	0	11,886.	411,600	795,800	795,800	Year End Roll			12/20/2017
2017	101	FV	384,200	0	11,886.	388,300	772,500	772,500	Year End Roll			1/3/2017
2016	101	FV	384,200	0	11,886.	357,200	741,400	741,400	Year End			1/4/2016
2015	101	FV	376,400	0	11,886.	333,900	710,300	710,300	Year End Roll			12/11/2014
2014	101	FV	376,400	0	11,886.	307,500	683,900	683,900	Year End Roll			12/16/2013
2013	101	FV	376,400	0	11,886.	307,500	683,900	683,900				12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZGERALD WILL	49081-399		3/5/2007		670,000	No	No		
BICHAJIAN JOHN	49081-398		3/5/2007	Family		1	No	No	
BICHAJIAN JOHN-	33385-214		8/2/2001	Chgd>Assmt<	255,000	No	No		
BICHAJIAN JOHN	26936-421		12/26/1996	Forclosure		100	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/7/2001	674	New Buil	150,000	O		G3	GR FY03	26X36 NEW SINGLE F	7/13/2018	MEAS&NOTICE	CC	Chris C
									12/18/2008	Measured	336	PATRIOT
									12/3/2008	MLS	MM	Mary M
									6/27/2007	MLS	HC	Helen Chinal
									4/17/2002	Inspected	PM	Peter M
									12/21/1999	Vacant Lot	264	PATRIOT
									4/2/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH					
Type:	6 - Colonial			Full Bath:	2	Rating:	Very Good	SUBDIVISION 12/96.								7	4	WDK (28)	12		
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:										17					
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Very Good														
Foundation:	1 - Concrete			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good														
Prime Wall:	2 - Clapboard			A HBth:		Rating:															
Sec Wall:		%		OthrFix:	3	Rating:	Very Good														
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good														
Color:	RED			A Kits:		Rating:															
View / Desir:				Fpl:	1	Rating:	Very Good														
GENERAL INFORMATION				WSFlue:		Rating:															
Grade:	C - Average			CONDOS INFORMATION																	
Year Blt:	2002	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	1.6	%	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	6	3	1								
Sec Int Wall:		%		Economic:				Additions:													
Partition:	T - Typical			Special:				Kitchen:													
Prim Floors:	3 - Hardwood			Override:				Baths:													
Sec Floors:		%		Total:	1.6	%		Plumbing:													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ:	125.00			Heating:													
Bsmnt Gar:				Size Adj.:	1.21089745			General:													
Electric:	3 - Typical			Const Adj.:	0.99989998			COMPARABLE SALES													
Insulation:	2 - Typical			Adj \$ / SQ:	151.347			Rate	Parcel ID	Typ	Date	Sale Price									
Int vs Ext:	S			Other Features:	139972																
Heat Fuel:	2 - Gas			Grade Factor:	1.00																
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000																
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100	% AC:	100	LUC Factor:	1.00																
Solar HW:	NO	Central Vac:	NO	Adj Total:	500184																
% Com Wall:		% Sprinkled:		Depreciation:	8003				Juris. Factor:		Before Depr:	151.35									
				Depreciated Total:	492181				Special Features:	0	Val/Su Net:	143.33									
									Final Total:	492200	Val/Su SzAd	262.93									
MOBILE HOME				WtAv\$/SQ:		AvRate:															
Make:		Model:		Serial #:		Ind.Val															
SPEC FEATURES/YARD ITEMS				Year:		Color:															
PARCEL ID 179.0-0006-0023.C																IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
2	Frame Shed	D	Y		18X16	A	AV	2000		0.00	T	15.2	101								
More: N				Total Yard Items:				Total Special Features:				Total:									